



**5012 38 Street  
Sylvan Lake, Alberta**

**MLS # A2143687**



**\$848,000**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,081 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Wired for Sound		

**Inclusions:** stove, over-the range microwave, refrigerator, dishwasher built-in, central vacuum and attachments, washer, dryer, window coverings all, hot tub, fire pit, basket ball net, air conditioner, awning, BBQ, gas heater, alarm equipment (contract can be assumed or paid out)

Welcome to your dream retreat in the heart of Sylvan Lake! This enchanting home is just 1/2 block from the lake. ~ From the moment you arrive, the allure of this home captivates you. Step inside and be greeted by a spacious living area featuring a stunning floor-to-ceiling fireplace, exquisite hardwood floors, and abundant natural light streaming through custom window coverings. The open-concept layout seamlessly connects the living area to the kitchen and dining spaces, perfect for entertaining and family gatherings. ~ The kitchen is a chef's delight, showcasing custom alder cabinets, gleaming granite countertops, and a practical sit-up eating area. The dining room offers ample space for large gatherings, ensuring everyone has a seat at the table. The main floor also includes in-floor heating, air conditioning, and a wired sound system throughout, a convenient laundry area within the spacious 2-piece bath, a generous master bedroom with a 3-piece ensuite, and an office/den with direct access to the back deck. ~ Ascend the beautiful curved staircase to discover a cozy loft overlooking the main level, along with two more large bedrooms and a well-appointed 4-piece bath, providing plenty of space for family and guests. ~ Step outside to the ultimate outdoor oasis. The low-maintenance west-facing deck now includes a new salt water hot tub for year-round relaxation, a beautiful gazebo for shaded lounging, and an awning for extra coverage from the sun in the west. The exterior of the home features durable acrylic stucco, a meticulously maintained park-like yard, complete fencing for privacy, a cozy fire pit, a storage shed, and a heated guest house / rec area. ~ This property is the epitome of perfection, offering a serene and luxurious lifestyle in a coveted location. Welcome to the home you'll cherish coming back to and making memories for years to come. Your lakeside paradise

awaits!